

**TOWN PLAN AND ZONING  
COMMISSION**

Issued: January 5, 2018

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, JANUARY 3, 2018  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioner: John O'Donnell; Alternate: Gordon Binkhorst; Staff: Patrick Alair, Corporation Counsel; Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**ABSENT:** Commissioners: James Akin; Michelle Maresca; Alternate: Liz Gillette

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, November 6, 2017  
*Motion/Prestage; Second/O'Donnell; Vote 3-0.*
  - b. Minutes of the Regular Meeting, Monday, December 4, 2017  
*Tabled to the February 5, 2018 meeting.*

**COMMUNICATIONS:**

2. **TPZ / IWWA 2017 Annual Report** – Communication from the TPZ/IWWA on the Draft 2017 Annual Report of activities of the Commission/Agency to the Town Council.  
*Motion to receive and forward to the Town Council. Motion/Prestage; Second/O'Donnell; (Binkhorst seated for Maresca) Vote 4-0.*

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TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
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3. **51 Isham Road (BL Restaurant Operation)-** Application (SUP #1288-LB-17) of the BL “Bar Louie” Restaurant Operation, LLC (Gregory Piecuch, Attorney) requesting to schedule the required public hearing for agenda item # 6, to the March 5, 2018 regularly scheduled meeting date.

***Received by TPZ.***

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**NEW BUSINESS:**

4. **35 Ringgold Street and 34 Crescent Street-** Application (IWW #1077) of Mark Lovely (Owner’s Agent) on behalf of Richard F. Patrissi Trust (R.O.), seeking approval on an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant seeks to redevelop the former Patrissi Nursery into a residential multi-family development with associated site improvements. (Submitted for IWWA receipt on January 3, 2018. Presented for determination of significance.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/O’Donnell, Second/Binkhorst) (Binkhorst seated for Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **February 5, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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5. **243 Steele Road-** Application (IWW #1078) of Steele Road, LLC (Geoff Sager, Owner), seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant seeks to construct an additional 30 unit apartment building on the property and make associated site improvements on, or adjacent to, mapped wetlands. (Submitted for IWWA receipt on January 3, 2018. Presented for determination of significance.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Binkhorst, Second/O’Donnell) (Binkhorst seated for Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **February 5, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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6. **51 Isham Road (BL Restaurant Operation)-** Application (SUP #1288-LB-17) of the BL “Bar Louie” Restaurant Operation, LLC (Gregory Piecuch, Attorney) requesting TPZ review of compliance with the conditions of SUP #1288 approved March 7, 2016 to authorize a forty (40) seat outdoor dining area. (Submitted for TPZ receipt on January 3, 2018. Suggest required public hearing be scheduled on March 5, 2018. Date per the applicant’s request)

The TPZ acted by unanimous vote (4 -0) (*Motion/O'Donnell; Second/Binkhorst*) (*Binkhorst seated for Maresca*) to schedule this matter for public hearing on Monday, March 5, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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### **OLD BUSINESS:**

7. **968R Farmington Avenue (Vaughn's Pies and Pints)** - Application (SUP #1191-LB-17) of Vaughn's Pies and Pints (Mike Mahoney, Managing Agent) requesting TPZ review of compliance with the conditions of SUP #1191 approved May 2, 2011 to authorize a thirty-eight (38) seat outdoor dining area. (Submitted for TPZ receipt on December 4. Required public hearing scheduled on January 3, 2018.)

Per applicant's request, the TPZ opened and immediately continued the application to February 5, 2018 at 7:15 P.M., Room 314, West Hartford Town Hall, 50 South Main Street by **unanimous vote (4-0)** (*Motion/O'Donnell; Second/Binkhorst*) (*Binkhorst seated for Maresca*).

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8. **54 Sunset Farm Road** - Application (IWW #1069) of Robert Savin, (R.O), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct a new single-family home and associated site amenities including an in-ground pool and septic system. (Submitted for IWWA receipt on October 2, 2017. Determined to be potentially significant and scheduled for public hearing on November 6, 2017. Public hearing opened and immediately continued to December 3, 2017. Public hearing continued again to January 3, 2018.)

***Approved with conditions. Motion/O'Donnell; Second/Binkhorst; (Binkhorst seated for Maresca); Vote 4-0.***

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### **TOWN COUNCIL REFERRALS:**

9. **999 South Quaker Lane-** Application (SDD #48-R1-17) on behalf of Quaker Green Association, Inc., requesting modifications to the existing Special Development District #48, located at 999 South Quaker Lane and known as Quaker Green. More specifically, the request is to eliminate condition 2.G.2. of the 2003 approval requiring public access to Beachland Park through Quaker Green. (Town Council receipt on November 14, 2017. TPZ receipt on January 3, 2018. Town Council public hearing scheduled for January 9, 2018.)

After a detailed review of the proposed application and its related exhibits and after consideration of staff technical comments, the TPZ acted by unanimous vote (4-0) (*Motion/O'Donnell; Second/Prestage*) (*Binkhorst seated for Maresca*) **to RECOMMEND APPROVAL** of the subject application. The Town Plan and Zoning Commission notes that the request is consistent with the Plan of Conservation and Development.

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10. **21 Brace Road**- Application (SDD #97- R1-17) on behalf of Sarjac Partners, LLC, requesting modifications to the existing Special Development District #97, located at 21 Brace Road and known as Fire House Square. More specifically, the request is to eliminate condition 9.C.9 and 9.E. of the 1997 approval that restricts permitted uses. (Town Council receipt on December 12, 2017. TPZ receipt on January 3, 2018. Town Council public hearing scheduled for January 23, 2018.)

After a detailed review of the proposed application and its related exhibits and after consideration of staff technical comments, the TPZ acted by unanimous vote (4-0) (Motion/O'Donnell; Second/Prestage) (Binkhorst seated for Maresca) **to RECOMMEND APPROVAL** of the subject application. The Town Plan and Zoning Commission notes that the request is consistent with the Plan of Conservation and Development.

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#### **TOWN PLANNER'S REPORT:**

#### **INFORMATION ITEMS:**

#### **REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, February 5, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, March 5, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, April 2, 2018 @ 7:00 P.M.

**ADJOURNMENT: 10:25 P.M. (Motion/Binkhorst; Second/O'Donnell; Binkhorst seated for Maresca) Vote: 4-0**

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, five days prior to the meeting.”***

U: shareddocs/TPZ/Minutes//2018/January 3 final minutes